

November 9, 2012

TO: Mayor and City Council  
Planning Commission  
City Manager

From: Jeffery W. Gibson  
Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of:

**November 5, 2012**

**REQUEST**

**EVENTS:**

**Applicant:** Sharon Johnson, representing  
American Honda

**APPROVED**  
11/01/12

Case No.: **EVN12-00081**  
Location: 1919 Torrance Boulevard  
Zoning: IRP

Summary: Request for approval to allow for a Honda Employee Luncheon event to include one 60' x 60' pole tent and an outdoor gathering of approximately 300 guests on 11/07/12 to 11/08/12 from 11:00AM-2:00PM on property located in the IRP Zone at 1919 Torrance Boulevard.

**CHRISTMAS TREE LOT:**

**Applicant:** Andrew Tingirides, representing  
Bishop & Mathews II / Christmas Tree House

**APPROVED**  
11/06/12

Case No.: **LOT12-00003**  
Location: 17520 Prairie Avenue  
Zoning: CR

Summary: Request for approval to allow the operation of a Christmas Tree Sales lot on 11/24/12 to 12/23/12 from 9:00AM-9:00PM on property located in the CR Zone at 17520 Prairie Avenue.

**CHRISTMAS TREE LOT:**

**Applicant:** Buddie Dalo, representing  
Orchard Supply Hardware

**APPROVED**  
11/06/12

**Case No.:** LOT12-00005  
**Location:** 4340 Pacific Coast Highway  
**Zoning:** C-2

**Summary:** Request for approval to allow the operation of a Christmas Tree Sales Lot on 12/01/12 to 12/24/12 from 9:00AM-9:00PM on property located in the C-2 Zone at 4340 Pacific Coast Highway.

EVN12-00081



**City of Torrance, Community Development Department** Jeffery W. Gibson, Director  
 3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

## TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type.

### I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant <i>Sharon Johnson</i>			
Name of Business <i>American Honda / Creative Cuisine Concepts</i>			
Property Address (proposed parking lot event location) <i>1919 Torrance Blvd.</i>	City <i>Torrance</i>	State <i>CA</i>	Zip Code <i>90501</i>
Name of Business Owner <i>Sharon Johnson</i>		Contact Phone Number [REDACTED]	
Mailing Address (if different from above)		City	State Zip Code

### II. EVENT AND SITE INFORMATION

Check type of approval requested:

- ☐ Promotional Outdoor Event
 ☐ Pumpkin Sales Lot
 ☐ Security # of Guards \_\_\_\_\_  
☒ Outdoor Gathering Of People
 ☐ Christmas Tree Sales Lot
 Armed (Y/N) \_\_\_\_\_  
☐ Includes Amplified Sound
 ☐ Other (Please Describe): \_\_\_\_\_

Describe the proposed event:

*Company luncheon w/ 300 est. guests*  
*1- 60x60 pde tent*

Date(s) and Hours of event:

Date:	From: <i>11/7/12</i>	To: <i>11/8/12</i>	Hours:	From: <i>11am</i>	To: <i>2pm</i>
Set Up Date(s):	From: <i>11/5/12</i>	To: <i>11/5/12</i>	Clean Up Date:	<i>11/9/12</i>	

### Site Information:

Zoning <i>12P</i>	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site <i>0</i>	Number Parking Spaces Displaced by the Event
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### III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.

- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

**Additional requirement for pumpkins or Christmas trees sales:**

- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant	<u>Sharon Johnson</u>	Print Name of Business Owner and/or Property Owner	<u>Sharon Johnson</u>
Mailing Address	<u>1919 Torrance Blvd, Torrance 90501</u>	Mailing Address	<u>1919 Torrance Blvd, Torrance 90501</u>
Contact Phone Number	[REDACTED]	Contact Phone Number	[REDACTED]
Signature	<u>Sharon Johnson</u>	Signature	<u>Sharon Johnson</u>
Date	<u>10/31/12</u>	Date	<u>10/31/12</u>

**IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

☒ Plot Plan Attached ☐ Other Information Attached: \_\_\_\_\_

Application/Case No. <u>EVN 12-00081</u>	Date of Acceptance <u>10/31/12</u>	Fee Amount <u>\$ 219.00</u>	Accepted By: <u>Kevin Joe</u>
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<b>Fire</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <u>E. Aleman</u>	Date: <u>11/5/12</u>
<b>Building</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <u>J. Noy</u>	Date: <u>10/31/12</u>
<b>Environmental</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <u>[Signature]</u>	Date: _____
<b>Police</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <u>N/A</u>	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	OBTAIN NECESSARY PERMIT FOR TENT
Building	TENT REQUIRES SAFETY INSPECTION PERMIT - NO OBSTRUCTION TO U.C. PARKING/U.C. PATHS ALLOWED. - ANY OFF HOUR INSPECTION REQUIRES O.T. REQUEST.
Environmental	
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- ☒ The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- ☐ The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:

<b>Assessment Made By:</b>	
Name <i>Kwaja</i>	Title <i>Planning Associate</i>
<b>Recommended By:</b>	
Name <i>Tanny Santana</i>	Title <i>Senior Planner</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

☒ Approved ☐ Denied Temporary Parking Lot Permit Number: EVN12-00081

*Jeffery W. Gibson*  
Jeffery W. Gibson  
Community Development Director

*1 Nov 12*  
Date:

Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.



## City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

### Instructions for Filing an Application for a TEMPORARY PARKING LOT EVENT PERMIT

Pursuant to Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code

#### FILING FEE

The filing fee is \$219.00. Make checks payable to "City of Torrance."

#### APPLICATION & PLOT PLAN

The completed application form and a dimensioned plot plan indicating the following information is required at the time of filing:

- ☐ Location and dimensions of property lines in relation to adjacent public streets.
- ☐ Existing on-site parking and circulation layout, and the total number of available on-site parking spaces.
- ☐ Total number and location of the parking spaces to be used for the proposed event.
- ☐ Location of existing buildings and any temporary tents, trailers, electrical or mechanical equipment, trash receptacles, and signs.
- ☐ Expected number of attendants and whether Security is to be provided. Please note the number of guards and whether they will be armed.
- ☐ Location of required safety devices such as portable fire extinguishers, no smoking signs, and emergency exits.
- ☐ If the proposed event is a Christmas tree lot, also indicate the location of tree storage areas, public activity areas, fenced areas, and distances between tree displays to parking areas and temporary structures as required by the Fire Department.
- ☐ Any other information found by the Community Development Department to be necessary for the review of the application.

**Please note:** Representatives from the various City Departments may make onsite visits to verify information outlined on the requested plot plan.

#### PERMIT ISSUANCE

If all the requirements of Section 93.1.7 are satisfied, the Community Development Director will issue a Temporary Parking Lot Event Permit within ten (10) days of the filing of the application. If a permit is not issued, the Community Development Director will notify the applicant in writing. The notice will set forth the Community Development Director's reasons for denial and the procedures for an appeal of the Community Development Director's determination.

#### STANDARDS AND REQUIREMENTS

The proposed parking lot event must comply with the standards and criteria as listed in Article 1, Section 93.1.7 of Chapter 3 of Division 9 of the Torrance Municipal Code. A copy of this information is available upon request.

#### APPEAL PROCESS

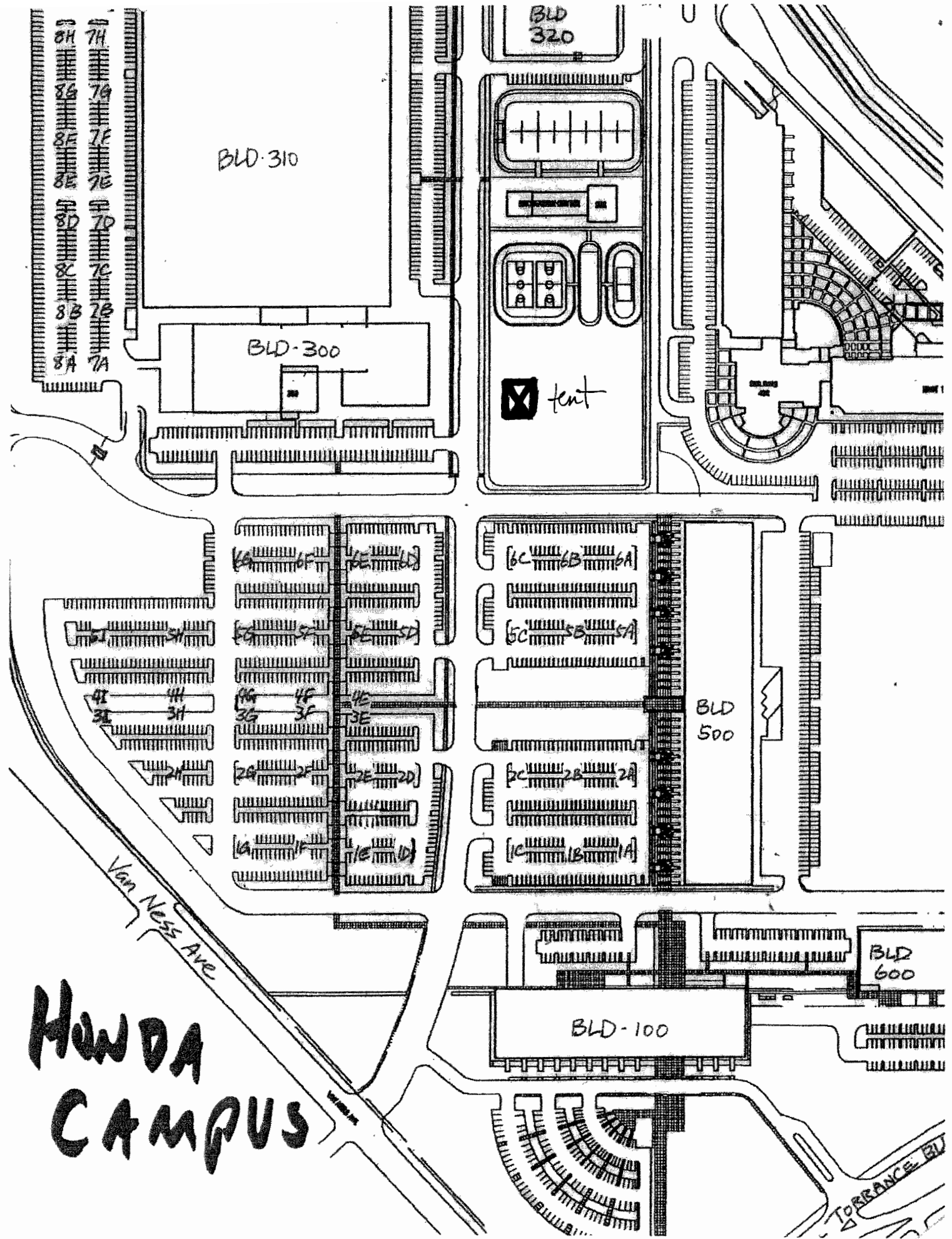
The determination of the Community Development Director for the approval of a Temporary Parking Lot Event Permit may be appealed to the Planning Commission by the proponent or any person who may be damaged by said determination. Such appeal will be made in writing to the Planning Commission within five (5) calendar days of the determination of the Community Development Director. Notice of the time and place of the appeal hearing will be made to the proponent and any person appealing.

#### OTHER PERMITS

After approval of a Seasonal Sales Permit, the following permits must be obtained before opening to the public:

- ☐ A Business License from the Revenue Division of the Finance Department;
- ☐ Permits from the Building and Safety Division for temporary power and/or structures;
- ☐ Permits from the Fire Department for tents, canopies, and Sales of Christmas trees;
- ☐ Permits from the Environmental Division for signage.

**Note:** Proof of a Temporary Parking Lot Permit is required prior to obtaining a business license or other required permits.





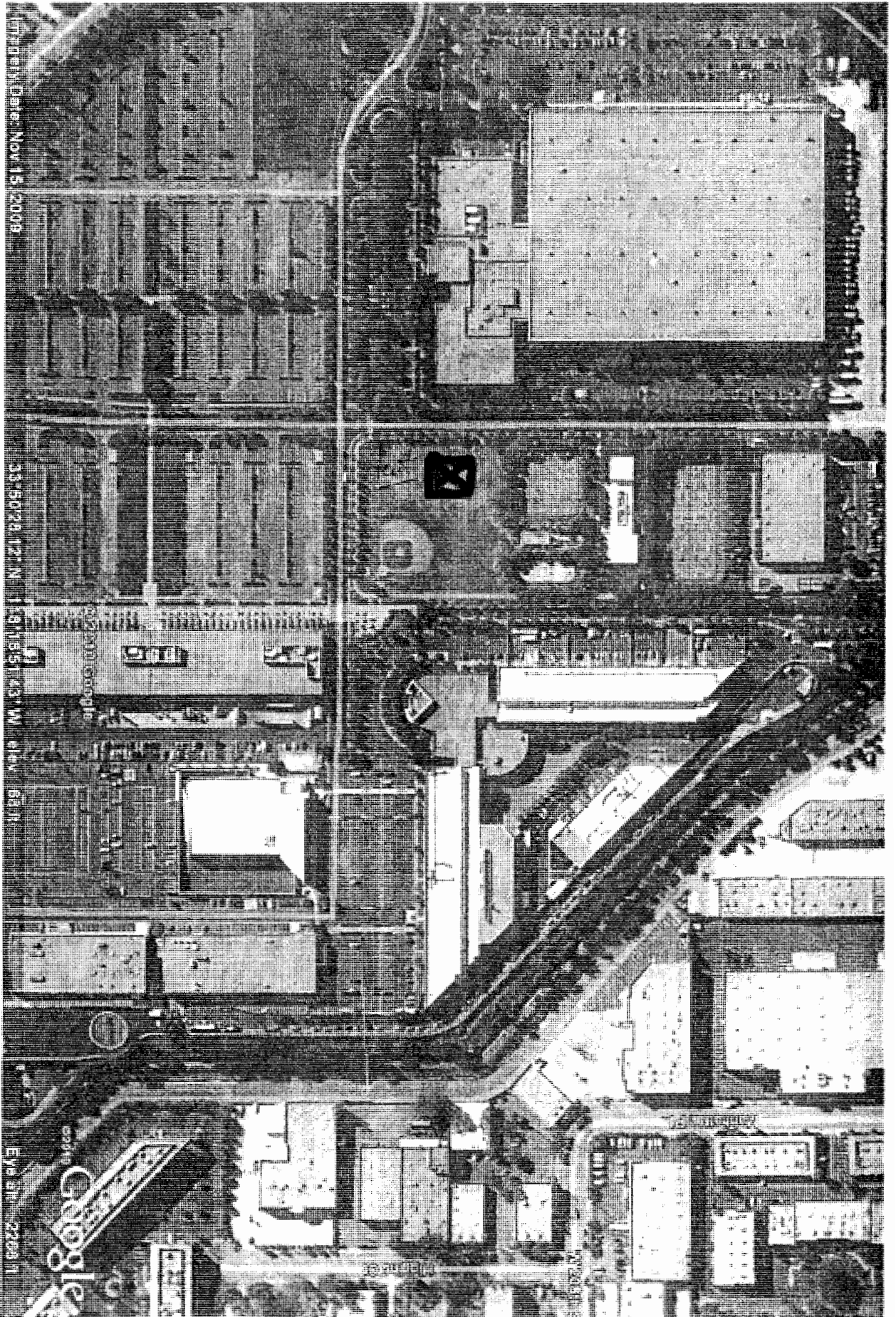


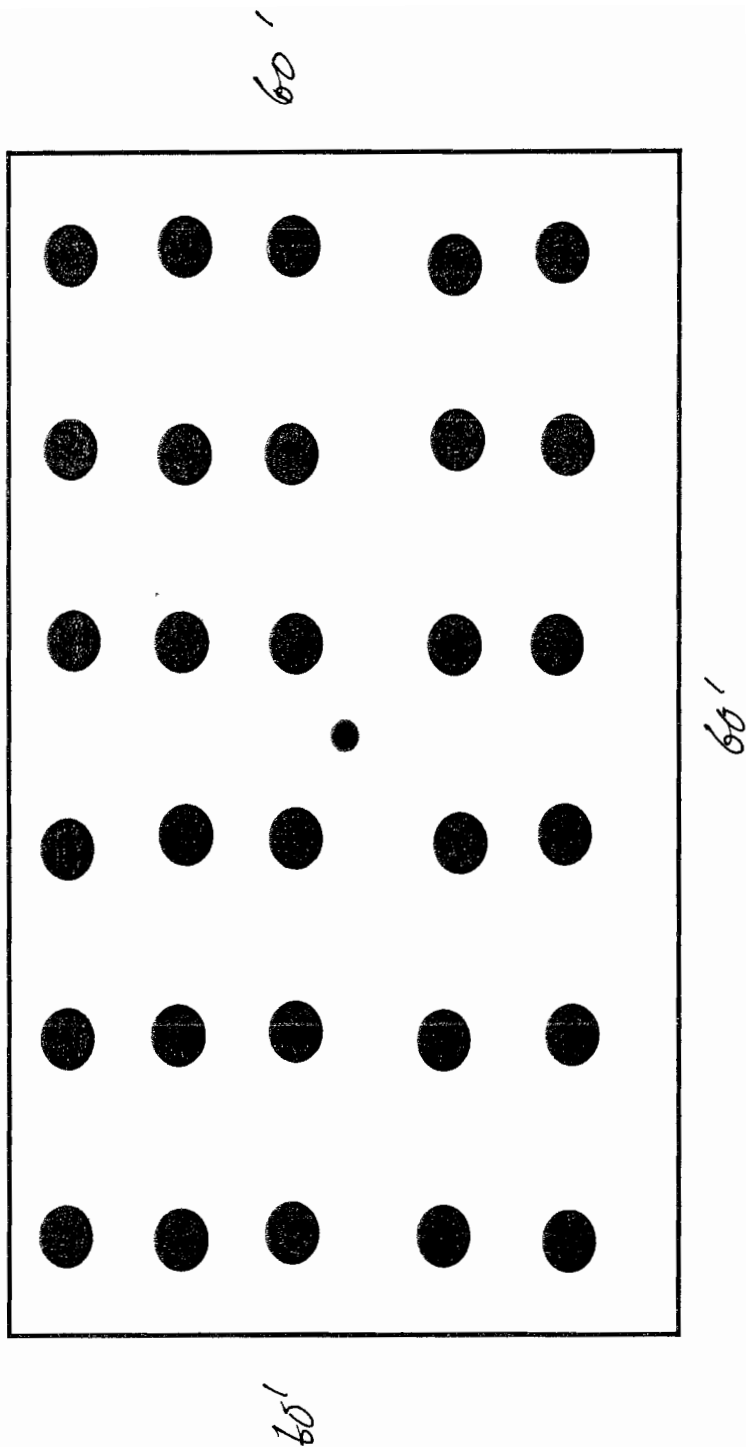
Image Date: Nov 15 2009

33°50'28.12" N 118°15'43" W elev 68.1m

Eye Alt: 2288.1



60X60 POLE TENT - AMERICAN HONDA - NO WALLS, STAKED  
60'



LOT12-00003



# City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

## Seasonal Sales Permit Application (Vacant Lots Only)

Parts I, II, and III to be completed by the Applicant. Please print or type.

### I. APPLICANT INFORMATION/PROPOSED SALES LOCATION

Name of Applicant	CHRISTMAS TREE HOUSE / LAZER			Contact Phone Number
BISHOP & MATHEWS II CHRISTMAS TREES				
Mailing Address	City	State	Zip Code	
Sales Lot Address or Location				
17520 PRAIRIE AVE TORRANCE CA				

### II. SALES AND SITE INFORMATION

Check type of approval requested (Pumpkin and Christmas tree lots on the same location will be processed with one application and one fee):

☐ Pumpkin Sales Lot

☒ Christmas Tree Sales Lot

Check incidental activity if proposed:

☐ Small Animal Petting Zoo

☐ Pony Ride (Allowed at a pumpkin lot only)

Date(s) and time of operation:

Pumpkin Lot	Date(s):	From:	To:
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Pumpkin Lot	Hours:	From:	To:
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Christmas Tree Lot	Date(s):	From:	To:
		NOV 24	DEC 23

Christmas Tree Lot	Hours:	From:	To:
		9 AM	9 PM

Site information\* (inclusive of all activities on the site, including animals and ponies):

Zone	Site Area**	Total Display & Storage Areas** (sales lot & incidental use)	Number of Parking Spaces (all activities)	
CR		7500 #	75	
<b>A. Sales area information:</b>				
Size of Display & Storage Areas**		Number of Parking Spaces (sales only)		
7500 #		50		
<b>B. Small animal petting zoo:</b>				
Display & Storage Area**	Total Number of Animals	Range of Weight of Animals	Number of Parking Spaces (petting zoo)	
N/A				
List Types and Numbers of the Animals				
Name of Person On-Site Responsible for the Care of the Animals				CA DL/ID No.
<b>C. Pony ride:</b>				
Display & Storage Area**	Number of Ponies Used for the Ride	Total Number of Ponies On-Site	Number of Parking Spaces (pony ride)	
N/A				
Name of Person On-Site Responsible for the Operation of the Pony Ride				CA DL/ID No.

**Note:** \* The occupied areas, and parking spaces listed in Items A, B, and C need to add up to the totals provided in "Site Information."

\*\* Indicate all area totals in square feet.

### III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval for the proposed temporary use(s) :

- a) No person will conduct sales of pumpkins and/or Christmas trees on any vacant property without first obtaining a Seasonal Sales Permit issued from the Community Development Director.
- b) No Seasonal Sales Permit will be issued by the Community Development Director prior to September 1<sup>st</sup> for any pumpkin sales lot and November 1<sup>st</sup> for any Christmas tree sales lot.
- c) The proposed sales lot is located on a vacant property zoned for commercial or manufacturing use.
- d) The proposed sales lot operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.
- e) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- f) A pumpkin lot sales operation will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- g) A Christmas tree lot sales operation will begin no earlier than the day after Thanksgiving and end no later than December 25<sup>th</sup>.
- h) Clean up of a pumpkin sales lot shall be completed by the November 10<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- i) Clean up of a Christmas tree sales lot will be completed by the January 5<sup>th</sup> that immediately follows the last approved operating date for the sales lot.
- j) Clean-up requirement may be waived during the transition time period between the last effective sales date for a pumpkin sales lot and the first effective sales date for a Christmas tree sale lot only if the applicant has received separate permits for operating both sales lots on the same property during the same calendar year and will be subject to the requirements of subsection e) 7) of this Section 92.2.9.
- k) The proposed sales lot will not adversely disrupt traffic in the vicinity as determined by consideration of the location and design of on-site driveways, on-site parking and circulation, and on-site lighting and traffic signage.
- l) One parking space be provided for every 1,500 square feet of display and public activity areas.
- m) The proposed sales lot will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- n) If a petting zoo or pony ride is proposed as an incidental activity, its operation will conform to the standards and requirements of Subsection 92.2.9 e) and all other applicable requirements as stated herein.
- o) No other activity, other than the sales of pumpkins or Christmas trees, as defined in Sections 91.2.163 and 91.2.164 respectively, or a small animal petting zoo and/or a pony ride, as defined Sections 91.2.167 and 91.2.168 respectively, will be conducted.
- p) There will be no amplified sound, as defined in Section 46.5.3 of Article 5 of Chapter 6 of Division 4.
- q) There will be no vending machines on-site.
- r) One (1) small animal petting zoo and/or one (1) pony ride, as defined in Sections 91.2.167 and 91.2.168, may be permitted as an incidental use to the primary use of a pumpkin and/or a Christmas tree sales lot. Small animal petting zoos may be allowed in association with both a pumpkin and a Christmas tree sales lot, whereas a pony ride may be allowed only in association with a pumpkin sales lot. The operation of a small animal petting zoo and/or a pony ride may be approved if in the judgement of the Community Development Director the use will conform with the following:
  - 1) A Seasonal Sales Permit is obtained from the Community Development Director for the primary sales lot.
  - 2) The total area occupied by the proposed incidental uses, will not exceed ten percent of the total sales lot display area.
  - 3) One additional parking space is provided for every 100 square feet of area occupied by the incidental uses and animal storage area.
  - 4) The incidental uses and/or any animal pens are located at a maximum distance away from residential uses.
  - 5) All applicable City and County licensing, health permit, and inspection requirements will be satisfied.
  - 6) The applicant has submitted to the License Supervisor a policy of insurance naming the City of Torrance and all elected and appointed officers and employees as additional assured when acting in their official capacity, in the amount of \$1,000,000.
  - 7) Animals will not be brought on-site prior to one day before and will be removed from the site one day after the specified approved public sales dates.
  - 8) A person responsible for the care of and the regular maintenance of the animals on-site will be present at all times during the period that the animals are present and this person will have appropriate identification when acting in this capacity.
  - 9) A report from a licensed Doctor of Veterinary medicine certifying that all animals on the site are healthy and appropriate for public viewing and/or interaction must be provided to the Torrance Police Department, Animal Control and the Community Development Director by noon each Monday as long as the animals are on-site. All costs associated with this requirement will be the responsibility of the applicant.

10) Any animals found to be ill or inappropriate for public interaction will be isolated immediately and will be removed from the site within eight hours of notification by the Torrance Police Department, Animal Control. All animal waste will be quickly and appropriately disposed of in an enclosed container, and no waste will be disposed of adjacent to either residential or commercial uses.

s) The Community Development Director may impose additional conditions on the approval of the Seasonal Sales Permit to insure the preservation of the public peace, safety, health, and general welfare.

t) Any violations of Section 92.2.9, other applicable Sections of the Torrance Municipal Code and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Seasonal Sales Permit and the denial of an application for such future sales permits by the operator and/or the property owner.

PROPERTY OWNER		APPLICANT	
Print Name of Property Owner <i>ALI AWAD</i>		Print Name of Applicant <i>ANDREW TINGRIDES</i>	
Mailing Address <i>11916 PRAIRIE AVE</i>	City, State, Zip <i>HAWTHORNE</i>	Mailing Address [REDACTED]	City, State, Zip [REDACTED]
Contact Phone Number [REDACTED]	Email [REDACTED]	Email <i>ANDY@CHRISTMAS</i>	<i>FREE HOUSE</i>
Signature [REDACTED]	Date [REDACTED]	Signature <i>Andrew Tingrid</i>	Date [REDACTED]

#### IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

☒ Plot Plan Attached ☐ Other Information Attached:

Application/Case No. <i>LOT 12-0003</i>	Date of Acceptance <i>10-25-12</i>	Fee Amount <i>219-</i>	Accepted By: <i>R. Curry</i>
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Fire	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>R. Mann</i>	Date: <i>11-1-12</i>
Building	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <i>J. NOH</i>	Date: <i>11/1/12</i>
Environmental	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: <i>10/25/12</i>
Police	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <i>[Signature]</i>	Date: _____

REMARKS	
Please log comments in Permit Plan	
Fire	<i>Canopies or tents shall be flame-retardant. Provide NO smoking signs &amp; fire extinguishers. Obtain separate Fire Dept permit for all tents/canopies.</i>
Building	<i>TENTS LARGER THAN 10'x12' REQUIRE SAFETY INSPECTION PERMITS; ANY OBSTRUCTION TO H.C. PARKING/H.C. PATHS NO ALLOWED.</i>
Environmental	<i>see attached</i>
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- ☒ The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Seasonal Sales Permit subject to the Standards and Requirements contained in Section III of this approval.
- ☐ The application does not meet the standards and requirements for issuance of a Seasonal Sales Permit and therefore staff recommends denial. The following standards/requirements were not met:

*- see attached conditions*  
*- comply with TMC 92.2.9*

<b>Assessment Made By:</b>	
Name <i>[Signature]</i>	Title <i>Planng Asst</i>
<b>Recommended By:</b>	
Name <i>[Signature]</i>	Title <i>Senior Planner</i>

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

☒ Approved    ☐ Denied    Seasonal Sales Permit Number: LOT12-00003

*[Signature]*  
 Jeffery W. Gibson  
 Community Development Director

*Ce Nov 12*  
 Date:

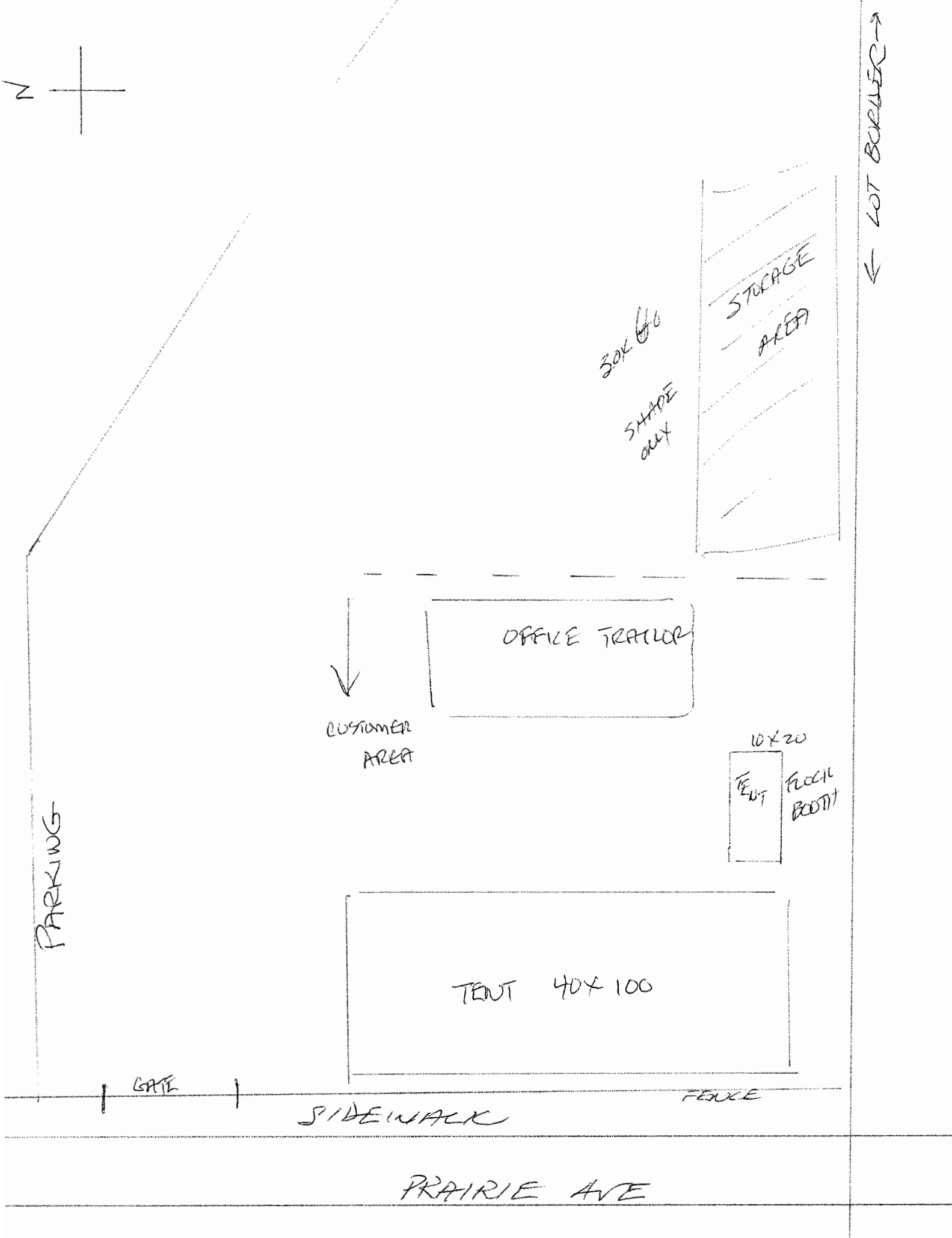
Decisions by the Community Development Director are appealable to the Planning Commission within fifteen (15) calendar days following the above date of approval or denial.

# Conditions Associated With

## Case #: LOT12-00003

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By
Building & Safety								
110	ENVIRONMENTAL CONDITIONS	None	Not Met			BLD	11/05/2012	SY
	Obtain required sign permits. Trash, debris, and tree trimmings to be contained onsite. Provide trash bins. Temp power or generators require electrical permit to be obtained.							
110	PLANNING CONDITIONS	None	Not Met			BLD	11/05/2012	SY
	- No encroachment into public right-of-way, fire lane, or drive aisles/parking areas other than shown on attached plot plan - No illegal signs, banners, balloons, signholders, etc. - All event activities to be contained within noted areas - Site to be returned to previous state prior to event - Any displayed merchandise shall not block vehicle or pedestrian circulation							





PARKING

GATE

SIDEWALK

TENT 40x100

OFFICE TRAILER

CUSTOMER  
AREA

10x20  
TENT  
FECAL  
BOOTH

STORAGE  
AREA

30x40  
SHADE  
ONLY

LOT BORDER

PRAIRIE AVE

FENCE

## LEASE AGREEMENT

THIS LEASE is made and entered into this 6<sup>th</sup> day of OCTOBER, 2012, at HAWTHORNE, CALIFORNIA by and between ALI AWAD, hereinafter known as LESSOR, and CHRISTMAS TREE HOUSE, hereinafter known as LESSEE, whose address is [REDACTED]

### WITNESSETH

- 1) **DESCRIPTION:** The Lessor, in consideration of the payment of the rent hereinafter specified to be paid by the Lessee, and the covenants and agreements herein contained, does hereby lease, demise, and let unto Lessee that certain property in the COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, the address of which is legally described as:

17520 PRAIRIE AVENUE  
TORRANCE, CALIFORNIA  
PARCEL # 56058-01-01

Including the following improvements: CHAIN LINK FENCING, & NO ADDITIONAL IMPROVEMENTS.

- 2) **TERM:** This lease shall be for a term of TWO (2) MONTHS, commencing on the 5<sup>th</sup> day of NOVEMBER, 2012, ending on the 31<sup>st</sup> day of DECEMBER, 2012.
- 3) **RENT:** The rent shall be paid by the Lessee for the TWO (2) MONTH PERIOD IN FULL upon acceptance, and signatures of the Lessor and Lessee in lawful money of the United States, as follows:

\$8,000.00 TOTAL FOR TWO (2) MONTHS, or  
EIGHT THOUSAND DOLLARS TOTAL FOR TWO (2) MONTHS

- 4) **RECIEPT OF MONIES PAID:** Lessor acknowledges receipt of monies paid be Lessee in the amount of \$8,500.00, for the following purposes:

Rent \$ 8,000.00 FOR TWO (2) MONTHS  
Security Deposit \$ 500.00

*PAID CHECK #6851*  
*REPOSSESS AUTO*

- 5) **SECURITY DEPOSIT:** Lessee shall deposit with Lessor \$ 500.00 as a guarantee for faithful performance of the conditions of the Lease and clean-up of the premises. Lessor will return deposit of \$ 500.00 to Lessee by the 15<sup>th</sup> of JANUARY, 2013.
- 6) **UTILITIES:** Lessee shall pay when due all utility and other charges accruing or payable, including utility deposits, in connection with Lessee use of the property during the term of this lease. Lessee shall contact utility providers to request that utility service be established in Lessee's name by NOVEMBER 12, 2012. In event Lessee fails to establish service in Lessee name by above-mentioned date, this Lease will be terminated, and all monies are to be returned.

approved by the Lessor, to protect Lessor, its officers, agents and employees against all claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person occurring in or about the property or on account of damage to property incident to the use of, or resulting from, and any every cause occurring in or about the property which is the subject of this lease, including any and all claims, suits or actions for damage to vehicles on the property.

**15) INDEMNIFICATION:** Lessee shall indemnify, defend, and hold the Lessor, its officers, agents and employees harmless from and against any loss, cost, or expense, including, but not limited to, attorney fees and court costs, resulting from any claim by any third party arising out of or connected to the actions of Lessee, notwithstanding Lessor's, its officers', agents' and employees' active or passive negligence, and/or regarding all acts and omission, including but not limited, to the willful misconduct or negligence of the Lessee.

**16) HAZARDOUS MATERIALS:** Hazardous materials are those substances listed in California Code of Regulations, Title 22, Section 66261.126, Appendix X, or those which meet the toxicity, reactivity, corrosivity or flammability criteria of Title 22 of the above Code, as well as any other substance which poses a hazard to health or environment.

**17) WATER POLLUTION CONTROL:** Lessee shall not allow discharge of contaminated storm water runoff or unauthorized non-storm water discharges to private or public storm water drainage systems.

**18) AMENDMENTS:** The terms of the lease may be, in writing, amended, revised, altered, or changed, by mutual consent of the parties hereto upon thirty (30) days' written notice. Any amendment, revision, alteration, or change shall operate with the same force and effect as the original agreement.

**19) PREVIOUS AGREEMENTS:** Any existing Lease or Rental Agreement between Lessee and Lessor (or its predecessor in interest) covering this property are terminated as of the effective date of the Lease.

**20) LITIGATION COSTS:** In the event that a suit is necessary to enforce any of the provisions herein contained, or to recover possession of the premises, the prevailing party shall be entitled to reasonable attorney's fees in addition to costs necessary disbursements.

**21) NON DISCRIMINATION:** The Lessee, for themselves, their heirs, personal representatives, successors in interest, and assigns as a part of the consideration hereof, does hereby covenant and agree, as a covenant running with the land, that Lessee shall maintain and operate any facilities on the land or services offered thereon in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations.

**22) RIGHT OF REFUSAL:** Lessor further agrees to allow to Lessee first right of refusal for same purpose (when available). Rent and terms to be negotiated at time.

**BREACH OF ANY OF THE ABOVE COVENANTS, TERMS AND CONDITIONS SHALL GIVE EITHER PARTY AUTHORITY TO IMMEDIATELY TERMINATE THE LEASE.**

- 7) **NOTICES:** All Notices herein provided to be given, or which may be given, by either part to the other, shall be deemed to have been fully given when served personally, or when made in writing and mailed addressed as follows: To Lessee at the above-stated and the Lessor at:

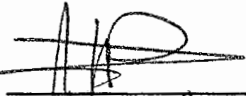
ALI AWAD  
11916 PRAIRIE AV.  
HAWTHORNE IL 60250

This address to which the notices shall be mailed to either party shall be changed by written notice be either party to the other, but nothing herein shall preclude the giving of notice by personal service.

- 8) **USE:** Lessee shall use the property for the following purposes only:
- a) **SALES OF CHRISTMAS TREES & SEASONAL ITEMS (XMAS DECORATIONS, ETC.)**
  - b) Lessee shall not commit, suffer, or permit any waste on said property.
  - c) Lessee shall comply with all Federal, State, and local laws and ordinances concerning said property and the use thereof.
- 9) **SIGNAGE:** With acceptance of this Lease, Lessor agrees to allow Lessee to display pre-season signage beginning OCTOBER 15, 2012 for upcoming season.
- 10) **MAINTENANCE:** Lessee shall keep property in neat, clean, and orderly condition at all times during occupancy.
- 11) **CONDITIONS AND REPAIRS:** Lessee shall accept vacant property clear and clean of all weeds, shrubs, bushes and return the property in the same condition.
- 12) **VACATING THE PROPERTY:** At the expiration of the term, or any sooner termination of this lease, Lessee agrees to quit and surrender possession of the property to Lessor in as good order and condition as the property was delivered to the Lessee.
- 13) **RIGHT OF ENTRY:** Lessee shall permit Lessor or its authorized agent to enter into and upon the property during normal business hours, subject to a twenty-four hour (24-hour) notice, for the following purposes: routine inspection, maintaining the property, installing protective or conservation devices and for showing the property to prospective purchasers and/or tenants. Lessor reserves its right, without notice, to enter property in case of emergency or to prevent imminent harm to persons or property.
- 14) **LIABILITY AND PROPERTY DAMAGE INSURANCE:** Lessee shall, at Lessee's expense, take out and keep in force during the full term of the tenancy:

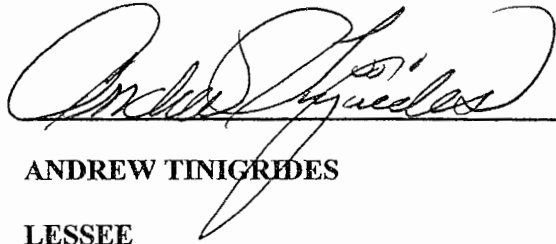
General liability insurance providing coverage in the amount of one million dollars (\$1,000,000) per occurrence for Bodily Injury and Property Liability combined, in a company or companies to be

ACCEPTED BY:



ALI AWAD

LESSOR OR LESSOR AGENT



ANDREW TINIGRIDES

LESSEE

BISHOP&MATHEWS II/CHRISTMAS TREE HOUSE



LOT 12-00005

## City of Torrance, Community Development Department

Jeffery W. Gibson, Director

3031 Torrance Blvd., Torrance, CA 90503, Phone (310) 618-5990 Fax (310) 618-5829

OCT 31 2012

## TEMPORARY PARKING LOT EVENT PERMIT APPLICATION

Parts I, II, and III to be completed by the Applicant. Please print or type.

## I. BUSINESS OWNER INFORMATION/PROPOSED EVENT LOCATION

Name of Applicant	ORCHARD SUPPLY HARDWARE		
Name of Business	ORCHARD SUPPLY HARDWARE		
Property Address (proposed parking lot event location)	City	State	Zip Code
4340 PACIFIC COAST HIGHWAY	TORRANCE	CA.	90505
Name of Business Owner	Contact Phone Number		
SAME	(310) 375-3077		
Mailing Address (if different from above)	City	State	Zip Code

## II. EVENT AND SITE INFORMATION

Check type of approval requested:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Promotional Outdoor Event   | <input type="checkbox"/> Pumpkin Sales Lot                   | <input type="checkbox"/> Security # of Guards _____ |
| <input type="checkbox"/> Outdoor Gathering Of People | <input checked="" type="checkbox"/> Christmas Tree Sales Lot | Armed (Y/N) _____                                   |
| <input type="checkbox"/> Includes Amplified Sound    | <input type="checkbox"/> Other (Please Describe): _____      |   |

Describe the proposed event: CHRISTMAS TREE LOT

Date(s) and Hours of event:

Date:	From: 12/01/2012	To: 12/24/2012	Hours:	From: 9AM	To: 9PM
Set Up Date(s):	From: 11/19/2012	To: 11/21/2012	Clean Up Date:	12/24/2012	

## Site Information:

Zoning	Total Lot Area (in sq. ft)	Total Number of Parking Spaces On-Site	Number Parking Spaces Displaced by the Event
C-2	400	265	16

## III. STANDARDS AND REQUIREMENTS

By signing this application form, I as the business owner and/or the property owner, hereby acknowledge that I have read and agree to comply with all applicable City standards regulating the proposed temporary use(s) and the following conditions of approval:

- No person will use any existing parking lot for a temporary parking lot sales event or a temporary parking lot special event, as defined in Sections 91.2.165 and 91.2.166 respectively, without first obtaining the prior approval of a Temporary Parking Lot Event Permit.
- The location of the proposed event is within an existing parking lot area and is being held by a permanent on-site business.
- The proposed event will not disrupt circulation of traffic within the parking lot or within the vicinity as determined by consideration of the location and design of on-site driveways; the on-site parking and circulation, including pedestrian movements; and the on-site lighting and traffic signage in relation to the location of the proposed parking lot event.



- d) The proposed event will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.
- e) The proposed event will not cover more than ten percent of the required parking spaces.
- f) The proposed event will not cause a shortage of parking for or restrict access to the existing uses.
- g) The business establishment proposing the event has not exceeded the maximum allowable number of four events per business establishment per calendar year.
- h) There are no other temporary parking lot sales or special events occurring on the same parking lot and during the same time period.
- i) All temporary structures, equipment and debris will be removed and the parking lot area will be cleaned and restored to its original condition within one calendar day immediately following the last effective date of the approval for the event.
- j) The operation of a pumpkin or a Christmas tree sales lot will conform to the requirements of Subsections c) and d) 2 through d) 5 of Section 92.2.9 regulating pumpkin and Christmas tree sales on vacant property (summarized below).
- k) The Community Development Director may impose additional conditions to the approval of the Temporary Parking Lot Event Permit to insure the preservation of the public peace, safety, health, and general welfare.
- l) Any violations of Section 91.3.7, other applicable Sections of the Torrance Municipal Code, and/or conditions of approval may result in enforcement actions, immediate suspension of the issued Temporary Parking Lot Event Permit and the denial of an application for such future event permits by the operator and/or the property owner.

**Additional requirement for pumpkins or Christmas trees sales:**

- a) No permit will be issued prior to September 1<sup>st</sup> for a pumpkin lot and November 1<sup>st</sup> for Christmas tree lot.
- b) Site preparation and set up for the sales lot will not commence prior to September 20<sup>th</sup> for a pumpkin sales lot, and November 15<sup>th</sup> for a Christmas tree sales lot.
- c) Sales operations to the public for a pumpkin lot will begin no earlier than October 10<sup>th</sup> and end no later than October 31<sup>st</sup>.
- d) Sales operations to the public for a Christmas tree lot will begin no earlier than December 1<sup>st</sup> and end no later than December 25<sup>th</sup>.
- e) The proposed sales operation is conducted between the hours of 9:00 a.m. to 10:00 p.m. daily.

APPLICANT		BUSINESS OWNER AND/OR PROPERTY OWNER	
Print Name of Applicant <b>BUDDE DAVID, JR.</b>		Print Name of Business Owner and/or Property Owner <b>ORCHARD SUPPLY HARDWARE</b>	
Mailing Address <b>4340 PACIFIC COAST HWY TORRANCE 90505</b>	City, State, Zip	Mailing Address <b>4340 PACIFIC COAST HWY TORRANCE 90505</b>	City, State, Zip
Contact Phone Number <b>(310) 375-3077</b>		Contact Phone Number <b>(310) 375-3077</b>	
Signature <b>Budde David Jr.</b>	Date <b>10/30/2012</b>	Signature <b>Budde David Jr.</b>	Date <b>10/30/2012</b>

**IV. FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE**

☒ Plot Plan Attached ☐ Other Information Attached: \_\_\_\_\_

Application/Case No. <b>LOT 12-00005</b>	Date of Acceptance <b>10/31/12</b>	Fee Amount <b>\$219</b>	Accepted By: <b>NL</b>
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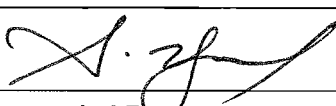
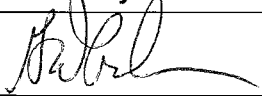
<b>Fire</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> See Remarks	By: <b>E. Aleman</b>	Date: <b>10/31/12</b>
<b>Building</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <b>J. Noh</b>	Date: <b>10/31/12</b>
<b>Environmental</b>	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: <b>C. [Signature]</b>	Date: <b>10/31/12</b>
<b>Police</b>	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> See Remarks	By: _____	Date: _____

REMARKS Please log comments in Permit Plan	
Fire	OBTAIN Necessary Permits for the operation of the tree lot.
Building	ANY TRUCKS LARGER THAN 10'x12' REQUIRE SAFETY INSP. PERMITS. ANY OBSTRUCTION TO H.C. PARKING / H.C. PATHS NOT ALLOWED
Environmental	see attached
Police	

**STAFF ASSESSMENT AND RECOMMENDATION (COMMUNITY DEVELOPMENT DEPARTMENT)**

- ☒ The applicant has satisfied all the standards and requirements of the Permit. Therefore staff recommends approval of the Temporary Parking Lot Event Permit subject to the Standards and Requirements contained in Section III of this approval.
- ☐ The application does not meet the standards and requirements for issuance of a Temporary Parking Lot Event Permit and therefore staff recommends denial. The following standards/requirements were not met:

— see attached conditions  
— comply with TMC 92.2.9

Assessment Made By:	
Name 	Title Planning Asst
Recommended By:	
Name 	Title Planning Manager

**COMMUNITY DEVELOPMENT DIRECTOR APPROVAL**

This request for a Seasonal Sales Permit is:

☒ Approved ☐ Denied Temporary Parking Lot Permit Number: LOT12-00005

  
Jeffery W. Gibson  
Community Development Director

  
Date: 11/12/12

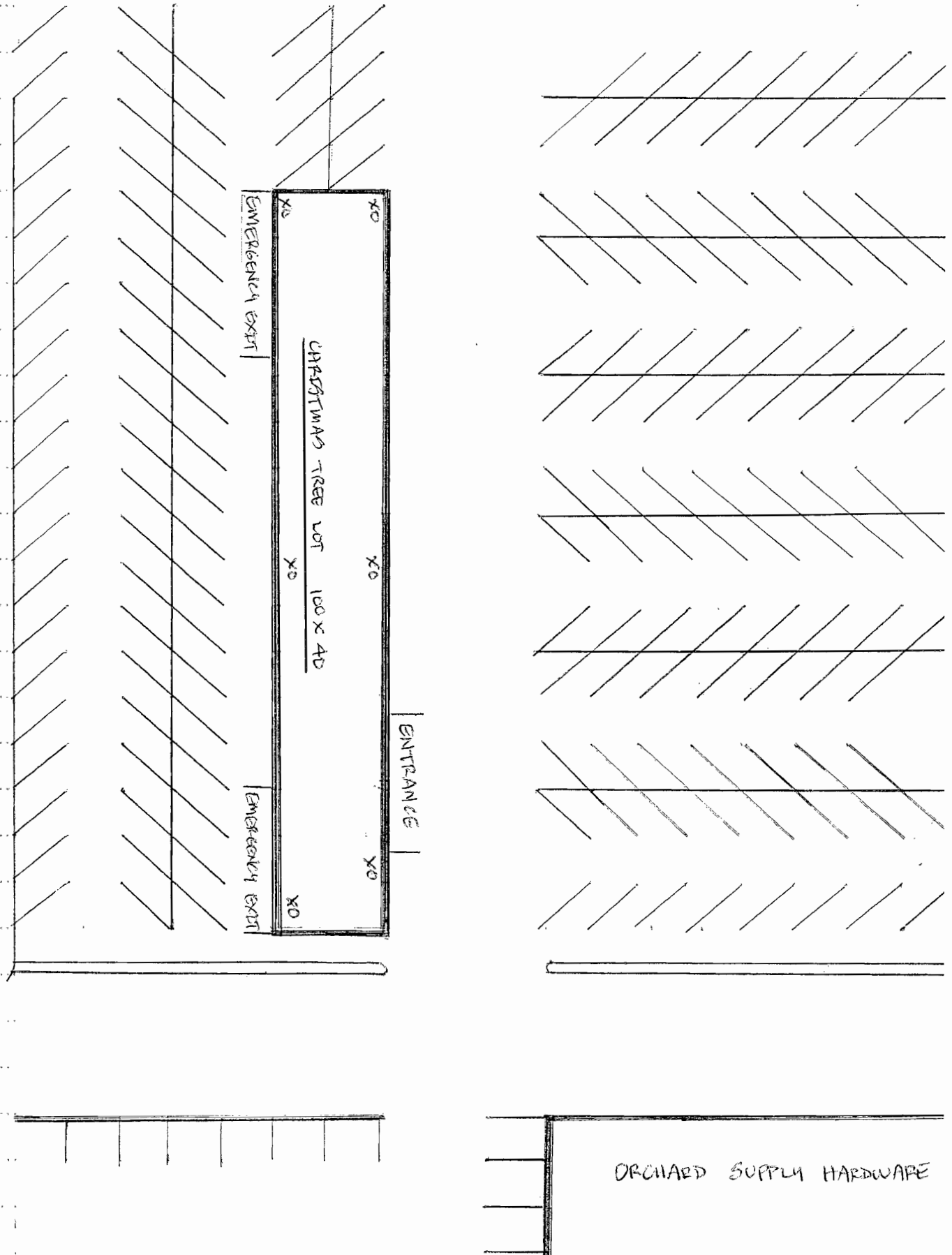
Decisions by the Community Development Director pertaining to a Temporary Parking Permit Lot Event Permit are appealable to the Planning Commission within five (5) calendar days following the above date of approval or denial.

ORCHARD SUPPLY HARDWARE  
4340 PACIFIC COAST HIGHWAY  
TORRANCE, CA. 90505

X = FIRE EXTINGUISHER  
O = NO SMOKING SIGN

PACIFIC COAST HIGHWAY

NORTH →



# Conditions Associated With

## Case #: LOT12-00005

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By
Building & Safety								
110	ENVIRONMENTAL CONDITIONS	None	Not Met			BLD	10/31/2012	SY
	Obtain required sign permits. Trash, debris, and tree trimmings to be contained onsite. Provide trash bins. Temp power or generators require electrical permit to be obtained.							
110	PLANNING CONDITIONS	None	Not Met			BLD	10/31/2012	SY
	- No encroachment into public right-of-way, fire lane, or drive aisles/parking areas other than shown on attached plot plan - No illegal signs, banners, balloons, signholders, etc. - All event activities to be contained within noted areas - Site to be returned to previous state prior to event - Any displayed merchandise shall not block vehicle or pedestrian circulation							

## Conditions for Pumpkin & Christmas Tree Lots

1. That separate Fire Department Permits shall be obtained for the following: The operation of a Christmas tree lot; tents; and the application of a flammable finish to Christmas trees; (Fire)
2. That on January 5<sup>th</sup> which immediately follows the December 25<sup>th</sup> that ends the sales period for which the approval is requested, all cut natural Christmas trees and other combustible materials, all tents, trailers, and other temporary structures shall be removed from the lot and the lots shall be cleaned to the reasonable satisfaction of the Fire Chief; (Fire)
3. That Building permits shall be obtained for all temporary structures; (Building and Safety)
4. That Electrical permits shall be obtained for all lights, electric motors and power poles; (Building and Safety)
5. That electrical permits shall be issued to a State of California licensed contractor and work performed under their supervision; (Building and Safety)
6. That temporary power poles shall be removed by January 5<sup>th</sup>, which immediately follows the December 25<sup>th</sup> that ends the sales period for which the approval is requested; (Building and Safety)
7. That the lot shall be cleaned to the reasonable satisfaction of the Environmental Services Administrator by November 10<sup>th</sup>. (For pumpkin lot sales only); (Environmental)
8. That only one (1) 4' X 8' wood sign shall be allowed per street frontage; (Environmental)
9. That the placement of signs shall be approved by the Environmental Division staff; (Environmental)
10. That a plan specifying provisions for erosion controls be approved by the Environmental Division prior to the issuance of a business license (for vacant lots only); (Environmental)
11. That animals or petting zoos shall be permitted with approval of the Environmental Services Administrator (for pumpkin lots only); (Planning)
12. That a business license shall be obtained; (Revenue)
13. That a \$1,000.00 deposit shall be submitted to the Revenue Department, refundable after clean-up to the satisfaction of the Environmental Division of Building and Safety and the Fire Department (for Christmas tree lots only); (Revenue)

14. That a \$500.00 deposit shall be submitted to the Revenue Department, refundable after clean-up (for pumpkin lots only); (Revenue)
15. That the time frame for such sales shall be October 10<sup>th</sup> to November 15<sup>th</sup> for Pumpkin lots and November 15 to December 25<sup>th</sup> for Christmas tree lots; (Planning)
16. That emergency exits shall be maintained; (Police)
17. That red and green lights shall not be used without approval of the Traffic Bureau of the Police Department; (Police)
18. That the use of amplified sound shall be prohibited for lots within 500 feet of residential areas; (license required) (Police)
19. That all dry grass, weeds, and other combustible waste matter shall be cleared from the lot prior to the set up of trees; (Fire)
20. Christmas trees shall not be located within 15 feet of any building, trailer, structure, or temporary building which is not necessary to the operation of the sales lot; (Fire) (Exception: Structures used for sleeping purposes.)
21. That "No Smoking" signs shall be posted to the satisfaction of the Fire Department; (Fire)
22. That two (2) exits shall be provided and well marked by signs; (Fire)
23. That the use of open flame shall be prohibited;
24. That portable fire extinguishers shall be provided every 50 feet of travel and that the minimum fire extinguisher size shall be 2A10BC; (Fire)
25. That no parking within 30 feet of tents shall be allowed; (Fire)
26. That proof of license shall be provided to the Fire Department if any flameproof treatment is to be applied to trees (for Christmas tree lots only); (Fire)
27. Any violations of these conditions and / or other pertinent Municipal Codes may result in a denial of your application at the subject location the following season. (Planning)